

\$309,000 - 1 8403 164 Avenue, Edmonton

MLS® #E4454349

\$309,000

3 Bedroom, 3.00 Bathroom, 1,590 sqft
Condo / Townhouse on 0.00 Acres

Belle Rive, Edmonton, AB

Beauty in Belle Rive! This stunning New York-style Brownstone townhouse offers nearly 2,000 sq. ft. of living space with timeless brick exterior and three outdoor patios. The expansive main floor features a bright living room with immaculate hardwood, a spacious kitchen with island, dining area, gas fireplace, ceramic tile, and 2-pc powder room. Upstairs boasts two bedrooms with large closets, plus a massive primary suite with 5-pc ensuite, walk-in closet, and private balcony. A full bath, linen storage, and convenient laundry complete the upper level. The fully finished walkout basement includes a versatile family room with gas fireplace, 2-pc powder room, and direct access to a covered patio and oversized double attached garage. Enjoy the space, privacy, and parking of a single-family home with the convenience of townhouse living—all minutes from schools, shopping, parks, and major roadways. Reasonable condo fees! Welcome Home!

Built in 2004

Essential Information

MLS® #	E4454349
Price	\$309,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,590
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1 8403 164 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Smoking Home, Parking-Visitor, Walkout Basement, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Corner Lot, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	12
Zoning	Zone 28
Condo Fee	\$397

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 3:02pm MDT